

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**222 St. Louis Street, Room 348**  
**Monday, September 20, 2021**  
**5:00 PM**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. **August 16, 2021**  
[August 16, 2021](#)

**COMPREHENSIVE PLAN UPDATE**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Any interested member of the public who wishes to comment on any item on the agenda may comment in person at City Hall, 222 St. Louis Street, Baton Rouge, LA 70802, 3rd-floor, Room 348 during the meeting. All persons entering the building must wear a mask. In an effort to social distance, capacity will be limited and overflow will be directed to the 8th Floor. All comments will be broadcast on [www.brla.gov](http://www.brla.gov), on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). Comments submitted prior to 3:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc>

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

Ryan L. Holcomb, AICP, Planning Director

**CONSENT AGENDA**

*Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.*

**CONSENT - ITEMS FOR WITHDRAWAL**

**CONSENT - ITEMS FOR DEFERRAL**

**CONSENT - ITEMS FOR APPROVAL**

**REGULAR AGENDA**

*Items will require approval by the Metropolitan Council unless otherwise noted.*

**THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL**

2. **PA-18-21 5600-5700 Nicholson Drive**  
To amend the Comprehensive Land Use Plan from Commercial to Compact Neighborhood on property located on the east side of Nicholson Drive, south of Ben Hur Road, on Tract C-2-A-3-A of the Nelson Property. Section 1, T8S, R1W, GLD, EBRP, LA (Council District 3 - Gaudet)  
**PLANNING STAFF FINDINGS:** Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses  
***Related to PUD-2-00***  
[Application](#) [Staff Report](#)

3. **PUD-2-00 Burbank University, Concept Plan Revision 10**

Revise uses to increase medium density residential units and acreage and decrease commercial/retail square footage and acreage on property located east of Nicholson Drive, west of Burbank Drive, south of West Lee Drive, on Tracts A, A-1, A-2, A-3-1, A-3-2-A, A-3-3-A, A-3-4, A-3-5, A-4, B-1, B-3-A, B-3-B-1-A-1, B-3-B-1-A-2, B-3-B-1-B, B-2-A-1-A-1, B-2-A-1-A-2-A, B-2-A-1-A-2-B, C-1-A-1-A-2, C-1-A-1-A-3-A, C-1-A-1-A-3-B, C-1-A-1-A-3-C-1, C-1-A-1-A-3-C-2, C-1-A-1-A-3-C-3, C-1-A-1-A-3-C-4-A, C-1-A-1-A-1-A, D-1-A, D-2-A, C-2-A-1-B-1-A, C-2-A-2-A, C-2-A-3-A, C-2-B-1, C-2-A-1-A-1-C of the Nelson Property; Lots 1-62 and CA-1 of Creekside Cottages; Lots 1-195, CA-1, CA-2, C-A-3-A, CA-4, CA-5 of Lake Villas Subdivision. Sections 1, 35 & 37, T8S, R1W; Section 36, T7S, R1W; Sections 6, 48 & 49, T8S, R1E; Sections 31 & 64, T7S, R1E; GLD, EBRP, LA (Council District 3-Gaudet and 12-Racca)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request will meet the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements, if companion Comprehensive Plan Amendment is approved

***Related to PA-18-21***

[Application](#) [Staff Report](#) [Plans](#)

4. **Case 48-21 1700-1800, 1806 and 1794 Staring Lane**

To rezone from Single Family Residential (A1) to Zero Lot Line (A2.6) on property located on the east side of Staring Lane, south of King's Hill Avenue, on Lot B, C, and D of Silverside Plantation. Section 53, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

***Related to S-9-21***

[Application](#) [Staff Report](#)

5. **S-9-21 Silverside Cove Subdivision**

Proposed major subdivision with private streets on property located on the east side of Staring Lane, south of King's Hill Avenue, on Lot B, C, and D of Silverside Plantation (Council District 12 - Racca)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

***Related to 48-21***

[Application](#) [Staff Report](#) [Plans](#)

6. **Case 53-21 2504, 2544 Government Street and 535 Saint Rose Avenue**

To rezone from Light Commercial (C1) and Single Family Residential (A2) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) and Neighborhood Commercial (NC) on property located on the southeast corner of Government Street and Saint Rose Avenue, on portions of Lot 3-A of McGrath Heights. Section 74, T7S, R1W, GLD, EBRP, LA (Council District 7 - Cole)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

7. **Case 64-21 3500 Seneca Street**

To rezone from Light Industrial (M1) to Heavy Commercial Two (HC2) on property located on the south side of Seneca Street, east of North Acadian Thruway, on Lot A-1 of the Mrs. Nellie Dougherty Prescott Property. Section 75, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

8. **Case 65-21 3101 and 3115 Government Street**

To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the northeast corner of Government Street and Hearthstone Drive, on portions of Lots 1 and 2 of Ogden Park, Square 7. Section 81, T7S, R1E, GLD, EBRP, LA (Council District 10 - Coleman)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

9. **Case 66-21 5435 Highland Road**

To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the north side of Highland Road, east of Burgin Avenue, on a portion of Lot 2 of College Hill, Square 2. Section 45, T7S, R1E GLD, EBRP, LA (Council District 12 - Racca)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

10. **Case 67-21 15801 George O'Neal Road**

To rezone from Light Commercial Two (LC2) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the north side of George O'Neal Road, west of O'Neal Lane on a portion of Lot B-1-A-2 of Shenandoah Business Park. Section 53, T7S, R2E GLD, EBRP, LA (Council District 8 - Amoroso)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

11. **Case 68-21 1707 Gardere Lane, Suite A**

To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the east side of Gardere Lane, south of GSRI Avenue, on a portion of Lot B-1 of Plantation Plaza Subdivision. Section 73, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

12. **Case 69-21 9738 Burbank Drive**

To rezone from Rural to Light Commercial One (LC1) on property located on the southeast corner of Burbank Drive and GSRI Avenue, on Lots 299, 300, 301 of Broussard Plaza, Sixth Filing. Section 73, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

13. **Case 70-21 12191 Florida Boulevard, Suite C**

To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the northeast corner of Florida Boulevard and South Tamari Drive, on Lot 1 of North Sherwood Estates Subdivision. Section 57, T8S, R1E, GLD, EBRP, LA (Council District 6 - Dunn Jr.)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

14. **Case 71-21 10480 Perkins Road**

To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the south side of Perkins Road, west of Greenbriar Hollow Drive, on a portion of Tract GJ-1-B-1 of the Gay Juban Property. Section 57, T7S, R2E, GLD, EBRP, LA (Council District 3 - Gaudet)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

15. **Case 72-21 14051 Nicholson Drive**

To rezone from Planned Unit Development (PUD) to Single Family Residential (A2.7) on property located west of Nicholson Drive, east of River Road, north of Bayou Manchac, on a portion of the remainder of the Woodstock Plantation Property. Section 46, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

16. **Case 73-21 T 9260 Cortana Place**

To rezone from Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) to Heavy Commercial One (HC1) on property located on the east side of Cortana Place, south of Crossway Avenue, on Tract B-1 of Cortana Mall. Section 69, T7S, R1E, GLD, EBRP, LA (Council District 6 - Dunn Jr.)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

17. **Case 74-21 17107, 17310, 17321, 17385, 17415, 17445, 17555, 17705, 17715, 18249, 18510 South Harrell's Ferry Road**  
 To rezone from Rural to Residential Estate/Agriculture One (RE/A1) on property located on South Harrell's Ferry Road, east of O'Neal Lane, on Tract X-1 of the Robert B. Aldrich Property; Lot A of the Cecil A. Bovard Jr. Property; Tract A-1 of the C.D. Favrot Property; Tract GD-1-B of the C.F. Sartwell Property; Tracts A-1-A, A-2-A-1, A-3-A, A-3-C, B-1, E and F of the A.W. Furnish Property. Sections 45, 46 and 53, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements  
[Application](#) [Staff Report](#)
  
18. **TND-1-07 Rouzan, Concept Plan Revision 16**  
 Revise to add six low density residential lots, on property located south of Perkins Road, east of Glasgow Avenue, on Tract RZ-1 of the Richland Plantation. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meet the minimum criteria for a Traditional Neighborhood Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
[Application](#) [Staff Report](#) [Plans](#)
  
19. **PUD-2-21 Maple Cove, Concept Plan**  
 To rezone from Rural to Planned Unit Development (PUD) for proposed low density, semi-detached residential development on property located on the north side of Burbank Drive, west of Portula Avenue, on Tracts A-2-A-1, A-2-A-2 and A-2-A-3 of the J.H. Jolisaint Property. Section 76, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request will meet the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
[Application](#) [Staff Report](#) [Plans](#)
  
20. **MCUP-1-21 Old Scenic Highway Dirt Pit**  
 Proposed sand and gravel mining operation on property located on the west side of Old Scenic Highway, north of Groom Road, on Tract C-1 of the Lucy Crumholt Property. Section 78, T5S, R1W, GLD, EBRP, LA (Council District 1 - Noel)  
**PLANNING STAFF FINDINGS:** Staff certifies the proposed request meets the minimum criteria for a Major Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements  
[Application](#) [Staff Report](#) [Plans](#)

**THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION**

21. **PUD-4-08 Woman's Hospital, Concept Plan Revision 5**  
 Proposed increase of commercial building area in Zone 7, on property located on the east side of Airline Highway (Hwy 61), east of Pecue Lane, on Tract X-1-B of the Eola McCall Anderson Tract. Section 5, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
[Application](#) [Staff Report](#) [Plans](#)

22. **PUD-4-08 Charter School, Woman's Hospital, Final Development Plan Revision 2**  
Proposed new classroom building and removal of modular classroom buildings, on property located on the north side of McCall Drive, east of Stumberg Lane, on Tract X-1-B of the Eola McCall Anderson Tract. Section 5, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
[Application](#) [Staff Report](#) [Plans](#)
23. **PUD-1-03 Towne Center Apartments, Towne Center at Cedar Lodge (Creekstone), Final Development Plan**  
Proposed high density multi-family residential development on property located south of Jefferson Highway, north of Corporate Boulevard, on Tract TC-3-A-3 of the Cedar Lodge Plantation Property. Section 91, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
[Application](#) [Staff Report](#) [Plans](#)
24. **PUD-3-00 Southgate Outparcel, Southgate, Final Development Plan**  
Proposed building for retail and restaurant use on property located on the east side of Nicholson Drive, north of East Boyd Drive, on Tract 2A-1-A-3-A of the James T. Amiss Property. Section 66, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
[Application](#) [Staff Report](#) [Plans](#)
25. **PUD-5-07 Ochsner Health Center, The Grove, Final Development Plan Revision 2**  
Proposed parking reduction and building area changes on property located on the south side of The Grove Boulevard, west of Interstate 10 Frontage Road, on Tract WG-2D-B of the Kleinpeter Property. Sections 55, T8S, R1E and 59 & 60, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
[Application](#) [Staff Report](#) [Plans](#)
26. **CS-5-21 David Davis Property (Flag Lot)**  
Proposed flag lot subdivision on property located on the south side of Old Hammond Highway, west of Brentwood Drive, on a portion of Lot 5 of the David Davis Tract, also known as Metrailler Property (Council District 11 - Adams)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration  
[Application](#) [Staff Report](#) [Plans](#)
27. **SP-14-21 Life Storage**  
Proposed self storage facility on property located on the south side of Airline Highway Frontage Road, east of Siegen Lane, on Tract E-1 of the Earl V. Wilkinson Tract (Council District 11 - Adams)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration, contingent on Case 59-21 being approved by the Metropolitan Council  
[Application](#) [Staff Report](#) [Plans](#)

28. **INITIATION OF TEXT AMENDMENT** To revise the section on the Board of Adjustment
29. **Reconsideration of rezoning application 14344 South Harrell's Ferry Road**  
To rezone from Rural to Zero Lot Line Residential (A2.6) on property located on the south side of South Harrell's Ferry Road, west of President Davis Drive, on Tract S-2-B of the K. G. Schrey Tract. Section 20, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**